
Eligible Activities

CHDO Operating Funds – HOME Investment Partnerships Program Funds

Eligible Applicants

Eligible applicants are not-for-profit organizations that have successfully obtained certification from IHFA as a Community Housing Development Organization (CHDO), are in good standing with IHFA, and serve **non-participating jurisdiction areas**.^{*} If the applicant serves a participating jurisdiction area but intends to develop transitional housing, they would be eligible to apply to IHFA for CHDO Works funding. Organizations that have not yet received CHDO certification (or whose certification is pending) are not eligible for operating funds.

^{*}Participating Jurisdiction areas include:

Anderson	Gary	Muncie
Bloomington	Hammond	St. Joseph County Consortium
East Chicago	Indianapolis ^{**}	Terre Haute
Evansville	Lake County	Tippecanoe County Consortium
Fort Wayne		

^{**}The Cities of Beech Grove, Lawrence, Speedway, Southport, and the part of the Town of Cumberland located within Hancock County are not considered part of the Indianapolis participating jurisdiction. Applicant's that serve these areas would be eligible for CHDO Works funding.

Eligible Activities

Eligible activities are those directly related to promoting the agency's ability to develop, sponsor, and/or own HOME CHDO-eligible affordable housing, such as homebuyer, rental, lease-purchase, and transitional housing. Any applicant who successfully competes for operating funds is required to implement direct HOME CHDO-eligible housing activities within twenty-four (24) months from the date that an operating award is made.

Eligible Costs

According to 24 CFR §92.208, eligible costs include reasonable and necessary costs for the operation of the CHDO. Such costs include, but are not limited to, salaries, wages, and other employee compensation and benefits; employee education, training, and travel; rent; utilities; communication costs; taxes; insurance; equipment, including filing cabinets; materials; supplies; annual financial audit; attorney's fees; and costs associated with a strategic long-range plan. Other costs may also be eligible. Applicants are especially encouraged to consider computer equipment needs, especially hardware and software updates.

Administrative costs associated with implementing the new lead based paint regulations are eligible for funding under CHDO Works. These expenses include training staff on the new regulations, staff certification for Lead Inspector/Risk Assessor and Lead Construction Supervisor, and special equipment purchases such as protective clothing or XRF machines.

Eligible costs do not include furniture or other office décor. Please consult the Allocation Analyst for your region if you have questions about the eligibility of specific costs.

Funding Limitations

Applicants may apply for up to \$30,000 in operating assistance. CHDO Works funding (along with all other HOME-funded CHDO operating expenses) is limited to: (1) 50% of the CHDO's total operating expenses in any one fiscal year, or (2) \$50,000, whichever is greater.

Award Term

CHDO Works awards must be fully expended within a 12-month term.